

FARRIER'S WOOD

GARSTON

A development by
Inland Homes

FARRIER'S WOOD

GARSTON



Set in a leafy haven in the Hertfordshire village of Garston, Farrier's Wood is a new development of elegantly designed 1 & 2 bedroom apartments and 2, 3 & 4 bedroom family homes.

Town & country

Farrier's Wood benefits from an excellent location. Situated just a short drive away from the thriving town of Watford and on the edge of the Hertfordshire Green Belt, offering easy access to open countryside, it truly offers the best of both worlds.



A CENTRE OF EXCELLENCE

Avid shoppers will be drawn to the impressive intu Watford Shopping Centre, currently undergoing a multi-million-pound transformation and fast becoming one of the principal shopping and leisure destinations in the south east. Big name retailers and leisure providers include John Lewis, Zara, M&S, Apple, Imax and Hollywood Bowl to name but a few.

KEEP IT SOCIAL

A highlight of Watford's expansive and dynamic social scene is the ever-growing number of restaurants, cafés and coffee shops dotted throughout the area. Offering the widest range of British and international cuisine there should be something to satisfy all taste buds and all budgets.



LEISURE TIME

Enjoy Premier League football at Vicarage Road or explore the great outdoors in one of Watford's many parks and green spaces. Alternatively, take a calming stroll along the nearby River Colne or Grand Union Canal or visit the award-winning spa and championship golf course at The Grove. Life at Farrier's Wood offers a host of leisure opportunities.



FAMILY FRIENDLY

Farrier's Wood is the perfect base for family life with plenty of outdoor spaces and leisure facilities for the whole family to enjoy. What's more there are numerous well-regarded state, private and independent primary and secondary schools to choose from in Watford and the surrounding villages with further education opportunities available at West Herts College and Watford UTC.



Capital connections

Whether by road or rail, Watford's location ensures the commute into central London can be straightforward and fast. Watford Junction is a busy commuter hub, with frequent trains serving the capital as well as destinations north such as Milton Keynes, Birmingham and Manchester. For air travellers, Luton and Heathrow airports are only 15 and 30 minutes away respectively.

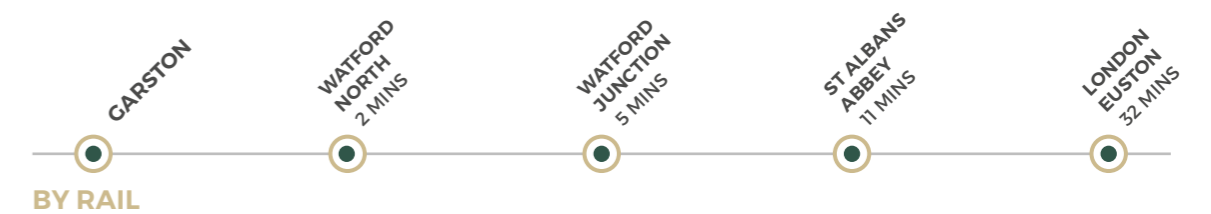
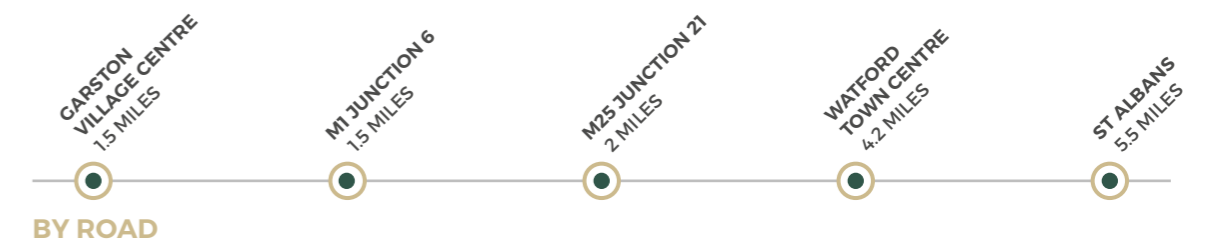


BY ROAD

Farrier's Wood is well-placed for easy access to a multitude of key destinations, with the nearest M1 junction within 1.5 miles and the historic city of St Albans just 5.5 miles away.

BY RAIL

The city is never far away thanks to the area's impressive rail links, with trains taking you to London Euston, via Watford Junction, in as little as 32 minutes.



Source: www.nationalrail.co.uk / www.google.co.uk/maps

Why buy at Farrier's Wood?

Farrier's Wood has been carefully designed to create a welcoming neighbourhood in which to enjoy modern life. Whether outdoors or indoors, these new homes provide comfort and space in a landscaped environment.

COMPLETE PEACE OF MIND

Every home at Farrier's Wood has been built to our exacting levels of construction and comes with a 10 year LABC warranty. Whether you choose a 1 bedroom apartment or a 4 bedroom family home, you'll have complete peace of mind that your new home has been built to a very high standard.

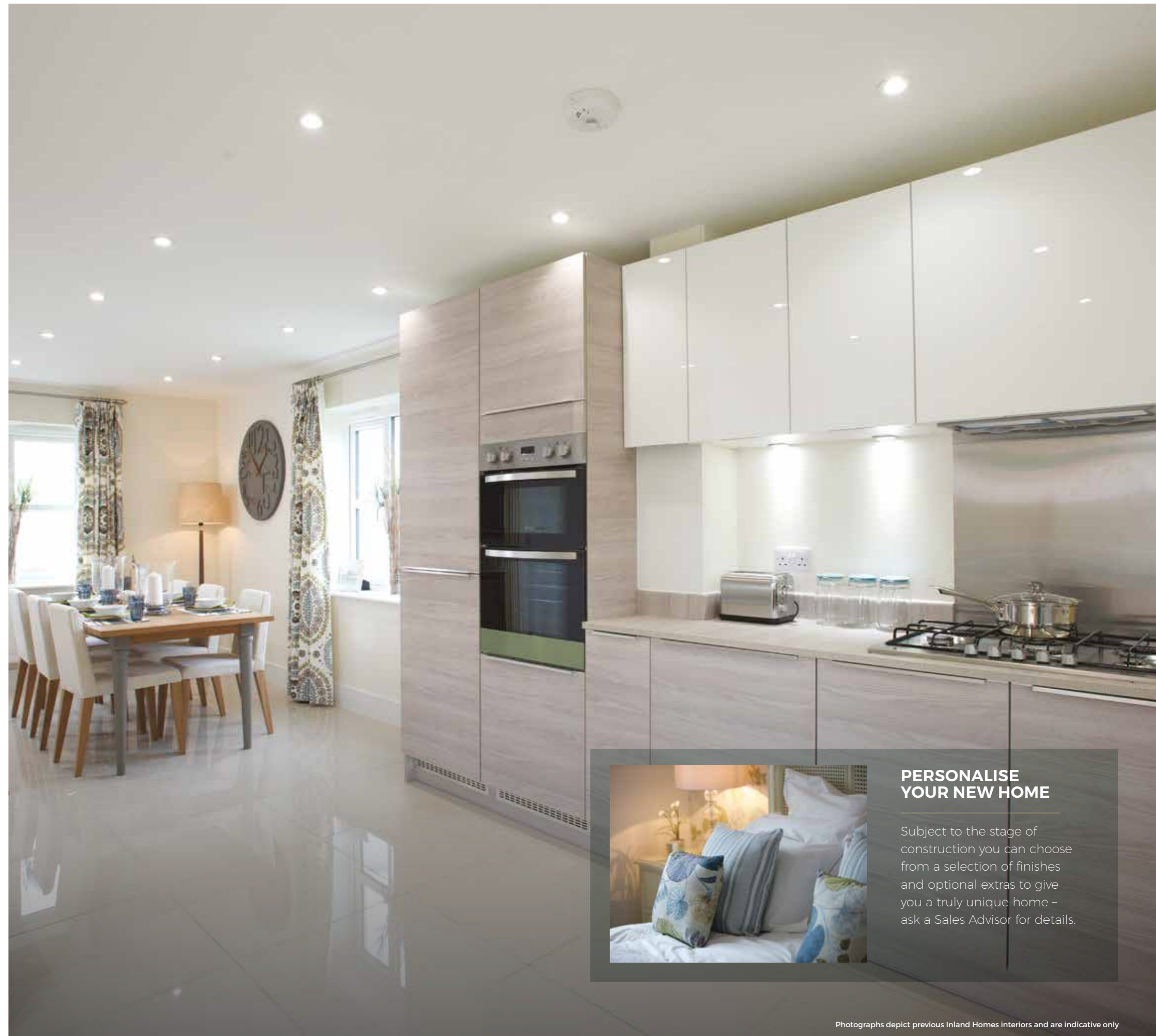


HOMES DESIGNED FOR TODAY'S LIFESTYLE

Our homes benefit from high specifications throughout. Environmental features such as low flow rate showers and taps, dual flush toilets and energy efficient boilers are not only eco friendly but also help keep running costs as low as possible.

AN OUTSTANDING LOCATION

Garston offers a truly exceptional location for Farrier's Wood - Watford's bustling town centre is nearby, historic parks and open countryside are easily accessible and the excellent road, rail and air links mean getting around is easy.



PERSONALISE YOUR NEW HOME













Subject to the stage of construction you can choose from a selection of finishes and optional extras to give you a truly unique home - ask a Sales Advisor for details.

Photographs depict previous Inland Homes interiors and are indicative only

Development layout

Farrier's Wood has been carefully designed to offer extensive landscaped communal grounds and ample parking for all residents.



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HOUSING ASSOCIATION	



CS/BS - Cycle store / Bin store SS - Sub-station
Site plan indicative only



FIRST FLOOR

28 2 bedroom apartment

Living / Kitchen
6.30m x 3.40m 20'8" x 11'1"
Master Bedroom
3.20m x 2.90m 10'6" x 9'6"
Bedroom 2
3.10m x 2.90m 10'2" x 9'6"

29 2 bedroom apartment

Living / Kitchen
6.30m x 3.65m 20'0" x 11'11"
Master Bedroom
4.20m x 3.20m 13'9" x 10'6"
Bedroom 2
3.10m x 2.81m 10'2" x 9'2"

30 1 bedroom apartment

Living / Kitchen
6.30m x 3.94m 20'8" x 12'11"
Bedroom
3.90m x 3.10m 12'10" x 10'2"



GROUND FLOOR

25 2 bedroom apartment

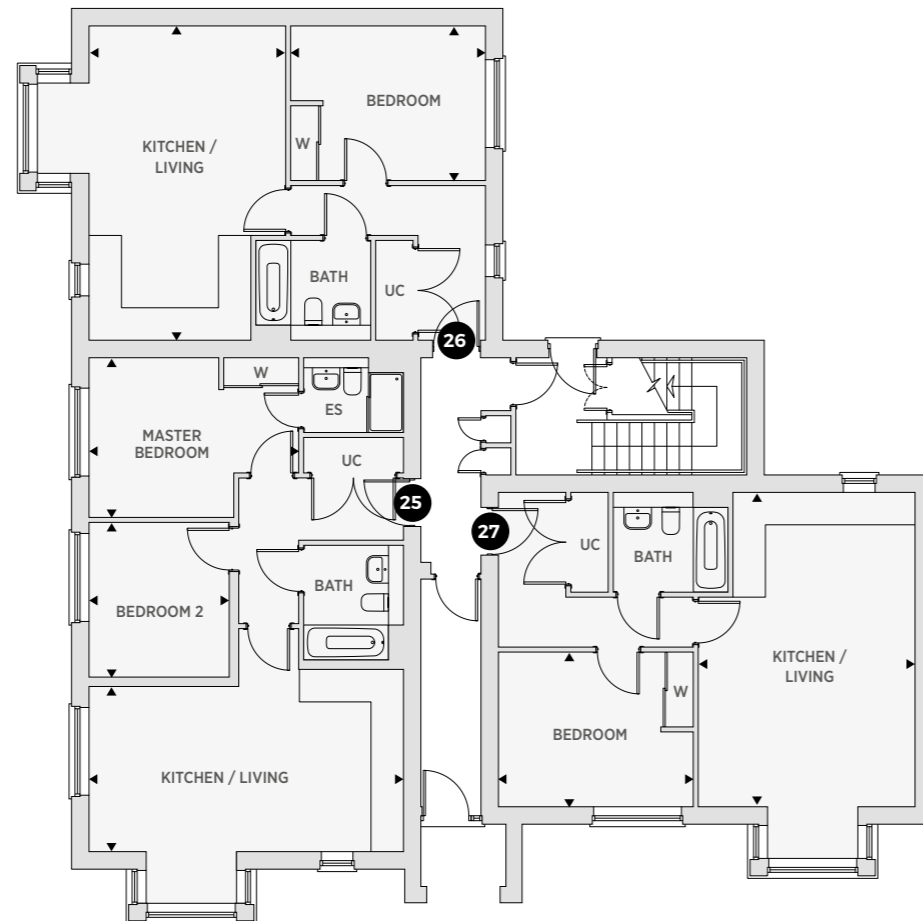
Living / Kitchen
6.30m x 3.65m 20'8" x 11'11"
Master Bedroom
4.20m x 3.20m 13'9" x 10'6"
Bedroom 2
3.10m x 2.81m 10'2" x 9'2"

26 1 bedroom apartment

Living / Kitchen
6.30m x 3.94m 20'8" x 12'11"
Bedroom
3.90m x 3.10m 12'10" x 10'2"

27 1 bedroom apartment

Living / Kitchen
6.30m x 3.64m 20'8" x 12'0"
Bedroom
3.90m x 3.10m 12'10" x 10'2"



SECOND FLOOR

31 2 bedroom apartment

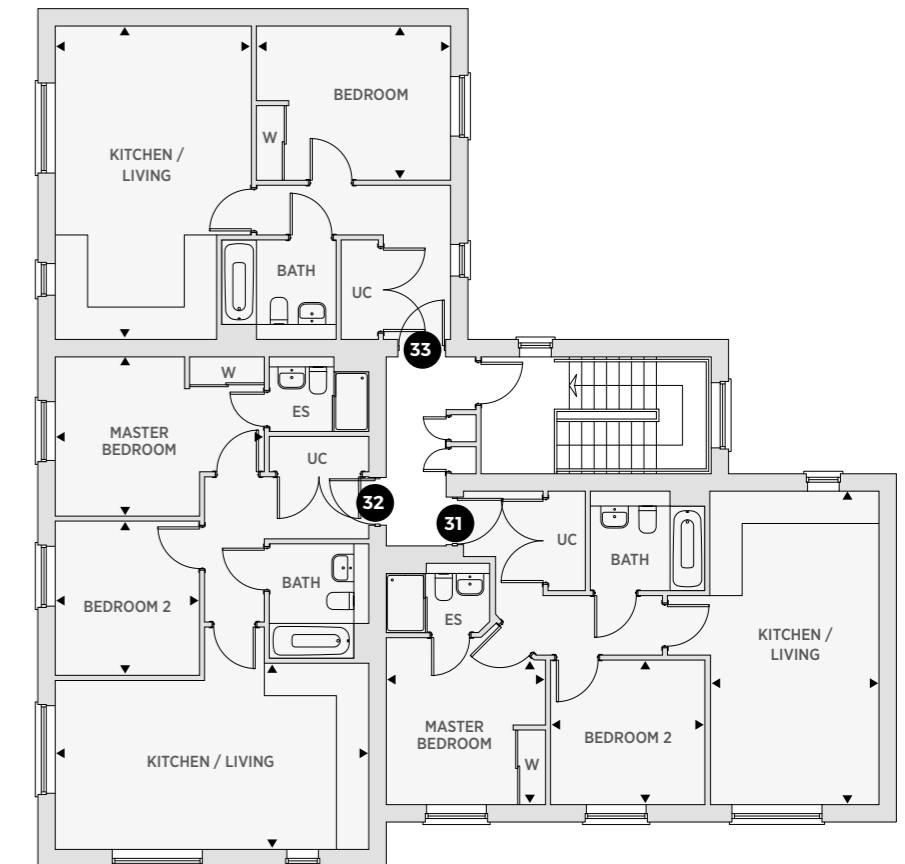
Living / Kitchen
6.30m x 3.40m 20'8" x 11'1"
Master Bedroom
3.20m x 2.90m 10'6" x 9'6"
Bedroom 2
3.10m x 2.90m 10'2" x 9'6"

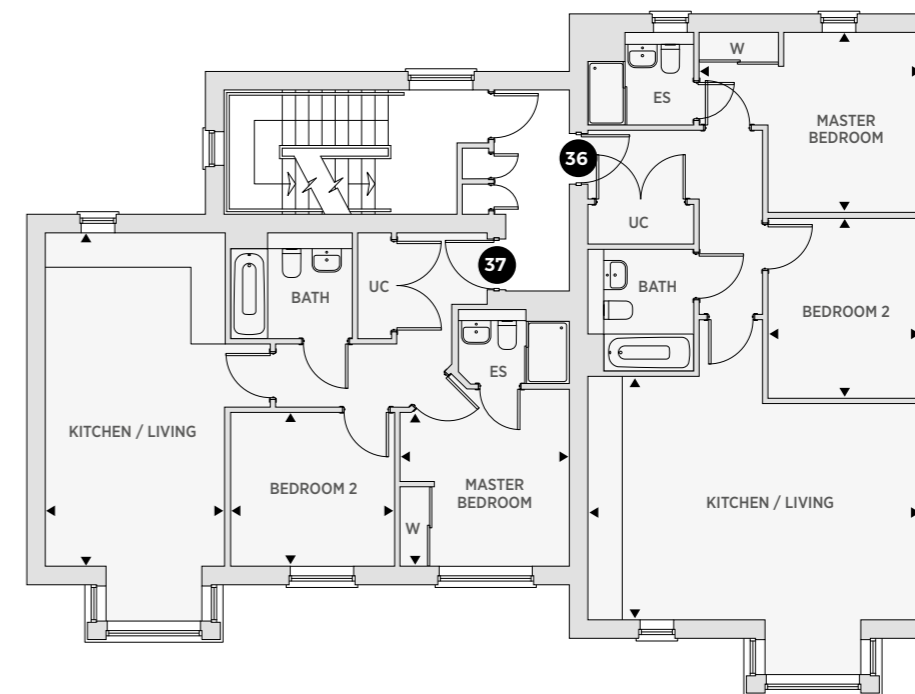
32 2 bedroom apartment

Living / Kitchen
6.30m x 3.66m 20'8" x 12'0"
Master Bedroom
4.20m x 3.20m 13'9" x 10'6"
Bedroom 2
3.10m x 2.90m 10'2" x 9'6"

33 1 bedroom apartment

Living / Kitchen
6.30m x 3.94m 20'8" x 12'11"
Bedroom
3.90m x 3.10m 12'10" x 10'2"





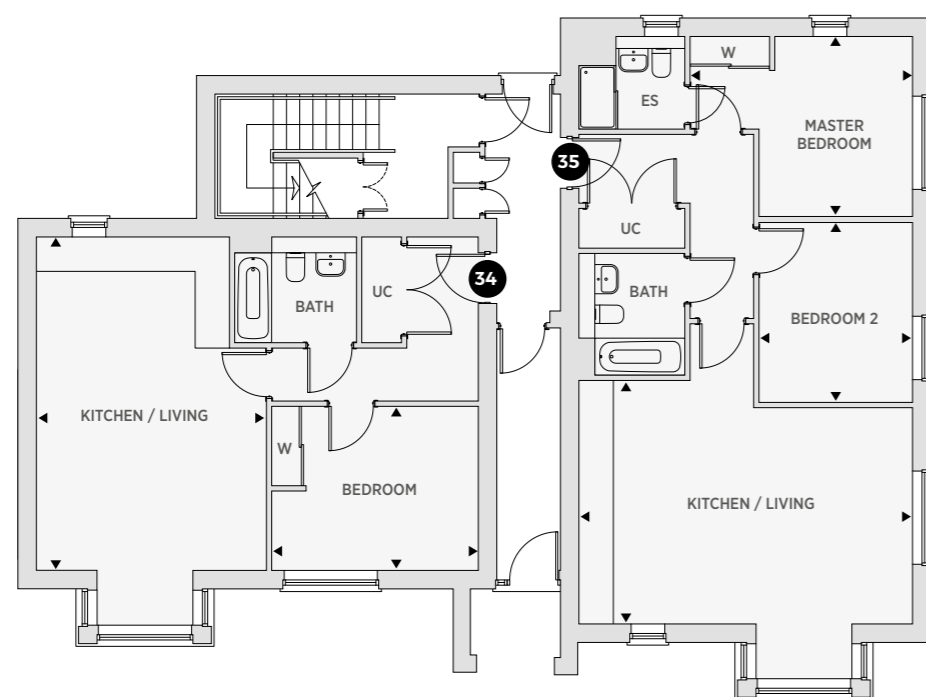
FIRST FLOOR

36 2 bedroom apartment

Living / Kitchen	6.30m x 4.60m	20'8" x 15'1"
Master Bedroom	4.20m x 3.40m	13'9" x 11'2"
Bedroom 2	3.40m x 2.90m	11'2" x 9'6"

37 2 bedroom apartment

Living / Kitchen	6.30m x 3.38m	20'8" x 11'1"
Master Bedroom	3.20m x 2.90m	10'6" x 9'6"
Bedroom 2	3.10m x 2.90m	10'2" x 9'6"



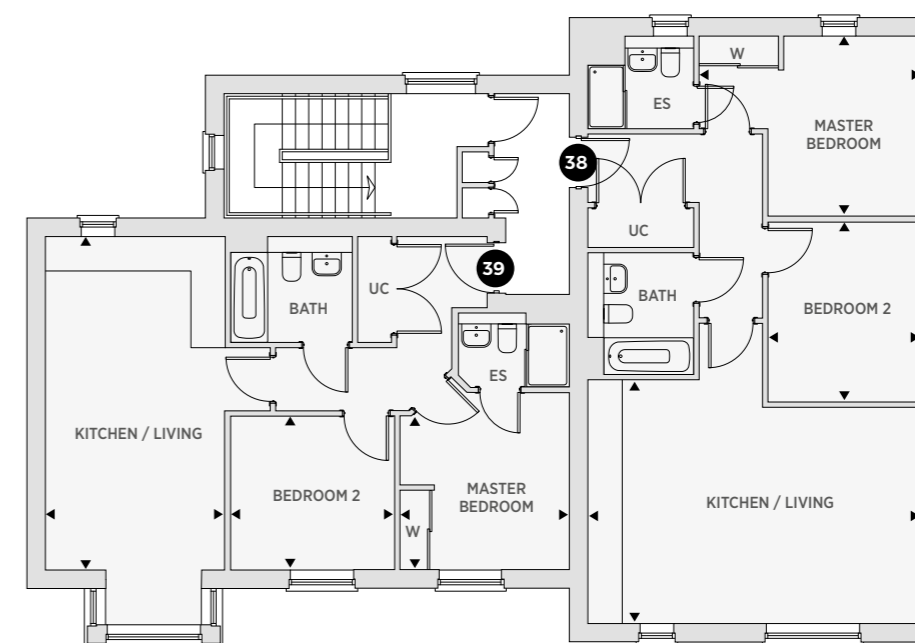
GROUND FLOOR

34 1 bedroom apartment

Living / Kitchen	6.30m x 4.34m	20'8" x 14'3"
Bedroom	3.90m x 3.10m	12'10" x 10'2"

35 2 bedroom apartment

Living / Kitchen	6.30m x 4.60m	20'8" x 15'1"
Master Bedroom	4.20m x 3.40m	13'9" x 11'2"
Bedroom 2	3.40m x 2.90m	11'2" x 9'6"



SECOND FLOOR

38 2 bedroom apartment

Living / Kitchen	6.30m x 4.60m	20'8" x 15'1"
Master Bedroom	4.20m x 3.40m	13'9" x 11'2"
Bedroom 2	3.40m x 2.90m	11'2" x 9'6"

39 2 bedroom apartment

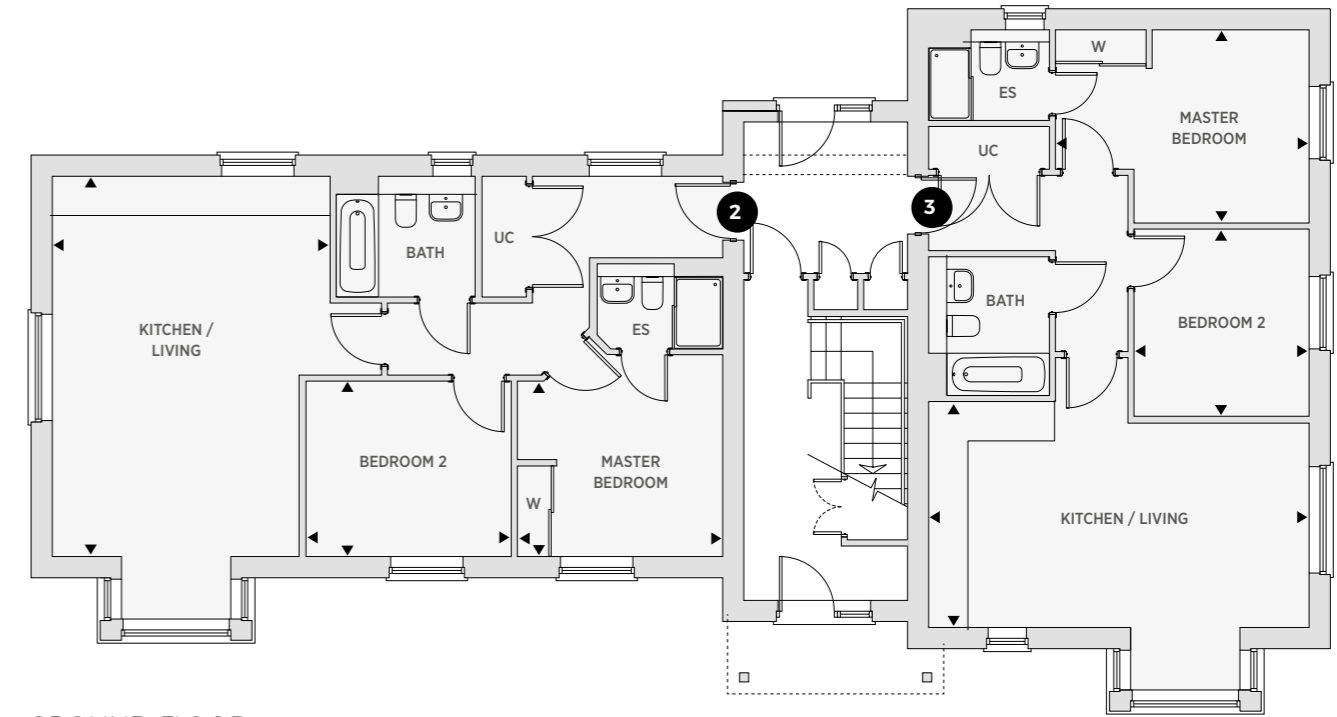
Living / Kitchen	6.30m x 3.38m	20'8" x 11'1"
Master Bedroom	3.20m x 2.90m	10'6" x 9'6"
Bedroom 2	3.10m x 2.90m	10'2" x 9'6"

ES - En suite C - Cupboard W - Wardrobe UC - Utility cupboard (space and plumbing for a washing machine)

All room dimensions are subject to a +/- 50mm (2") tolerance. Kitchen and bathroom layouts are indicative only and may be subject to change. Please consult the Sales Advisor for specific room dimensions and internal layouts. This information is for guidance only and does not form any part of any contract or constitute a warranty. Computer generated illustration indicative only.

ES - En suite C - Cupboard W - Wardrobe UC - Utility cupboard (space and plumbing for a washing machine)

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GROUND FLOOR

GROUND FLOOR

2 2 bedroom apartment

Living / Kitchen	6.30m x 4.60m	20'8" x 15'0"
Master Bedroom	3.56m x 2.90m	11'8" x 9'6"
Bedroom 2	3.23m x 2.90m	10'7" x 9'6"

3 2 bedroom apartment

Living / Kitchen	6.30m x 3.74m	20'0" x 12'5"
Master Bedroom	4.20m x 3.20m	13'9" x 10'6"
Bedroom 2	3.10m x 2.91m	10'2" x 9'7"

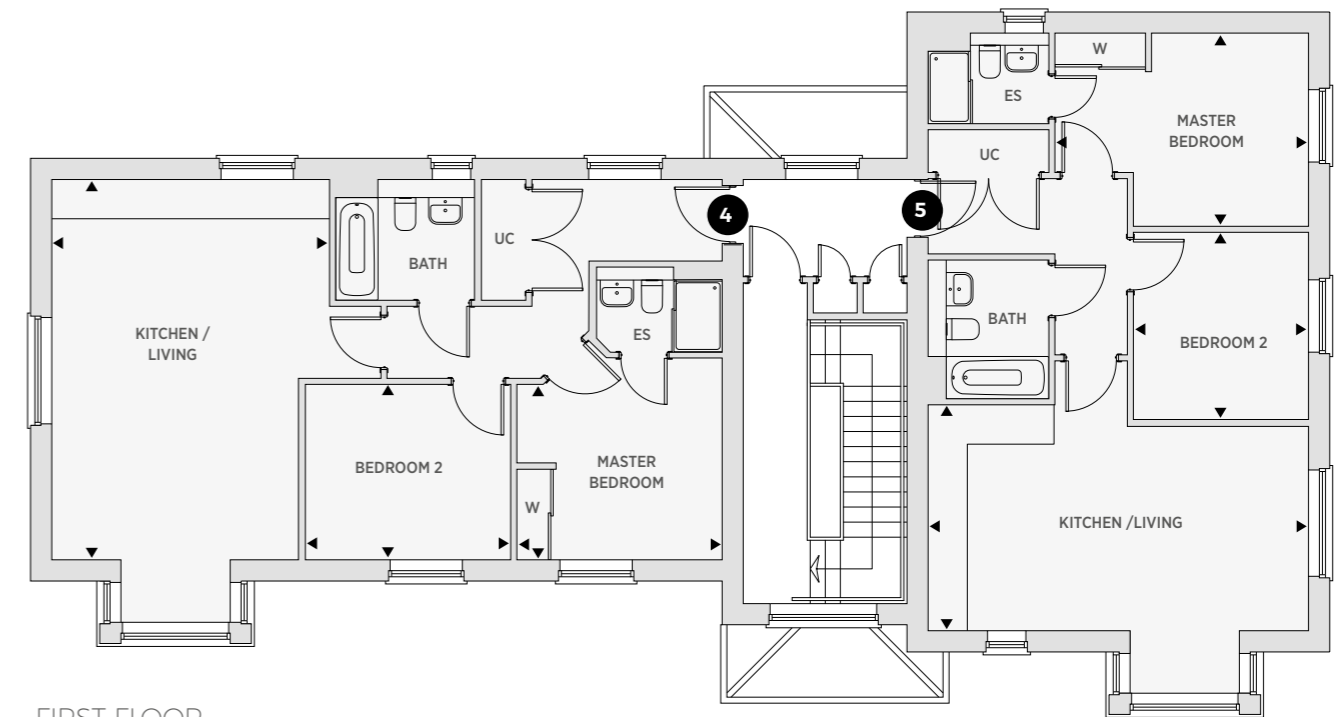
FIRST FLOOR

4 2 bedroom apartment

Living / Kitchen	6.30m x 4.60m	20'8" x 15'0"
Master Bedroom	3.56m x 2.90m	11'8" x 9'6"
Bedroom 2	3.23m x 2.90m	10'7" x 9'6"

5 2 bedroom apartment

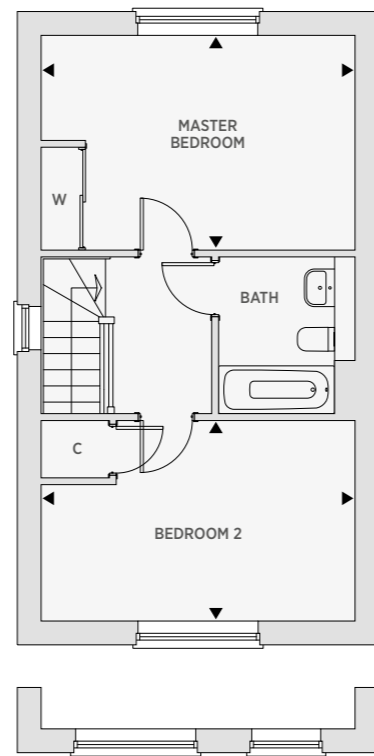
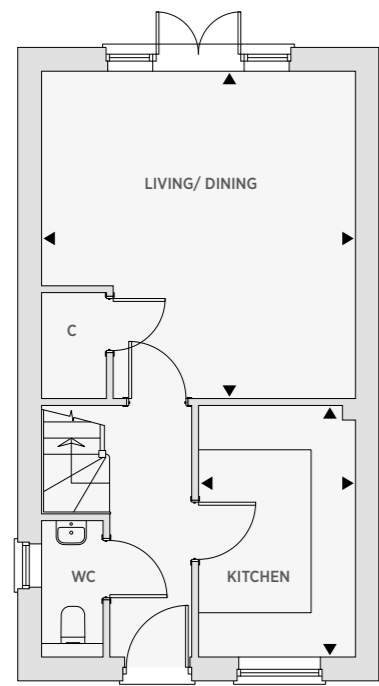
Living / Kitchen	6.30m x 3.74m	20'0" x 12'5"
Master Bedroom	4.20m x 3.20m	13'9" x 10'6"
Bedroom 2	3.10m x 2.91m	10'2" x 9'7"



FIRST FLOOR

ES - En suite C - Cupboard W - Wardrobe UC - Utility cupboard (space and plumbing for a washing machine)

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LOTS 9 & 11 ONLY

Plots 8 & 10 shown. Plots 9 & 11 mirrored.

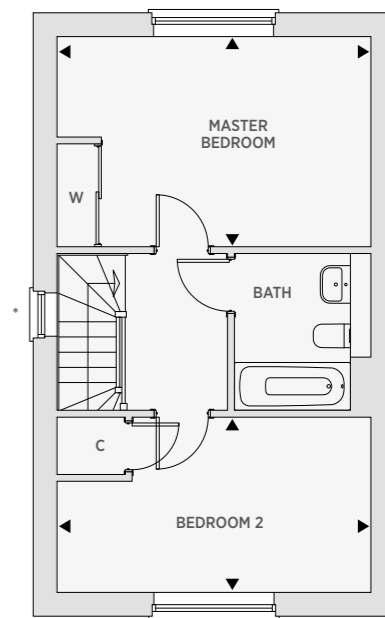
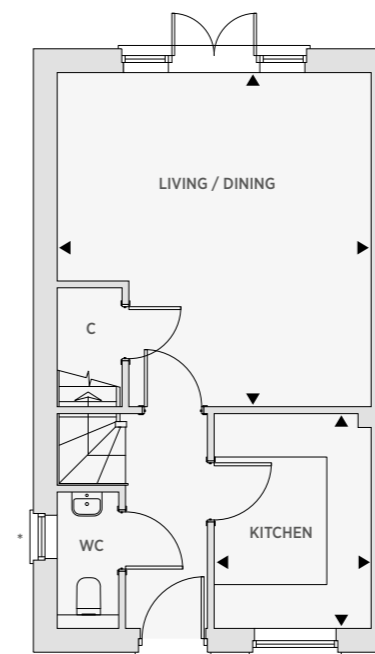
Ground Floor

Kitchen	3.69m x 2.30m	12'1" x 7'7"
Living / Dining	4.80m x 4.60m	15'3" x 15'1"

First Floor

Master Bedroom	4.60m x 3.15m	15'1" x 10'4"
Bedroom 2	4.60m x 2.94m	15'1" x 9'8"

C - Cupboard W - Wardrobe



* NO WINDOW ON PLOTS 23, 41 & 54

* NO WINDOW ON PLOTS 23, 41 & 54

Plots 22, 23, 40, 41, 53 & 54 shown. Plots 24, 42 & 55 mirrored.

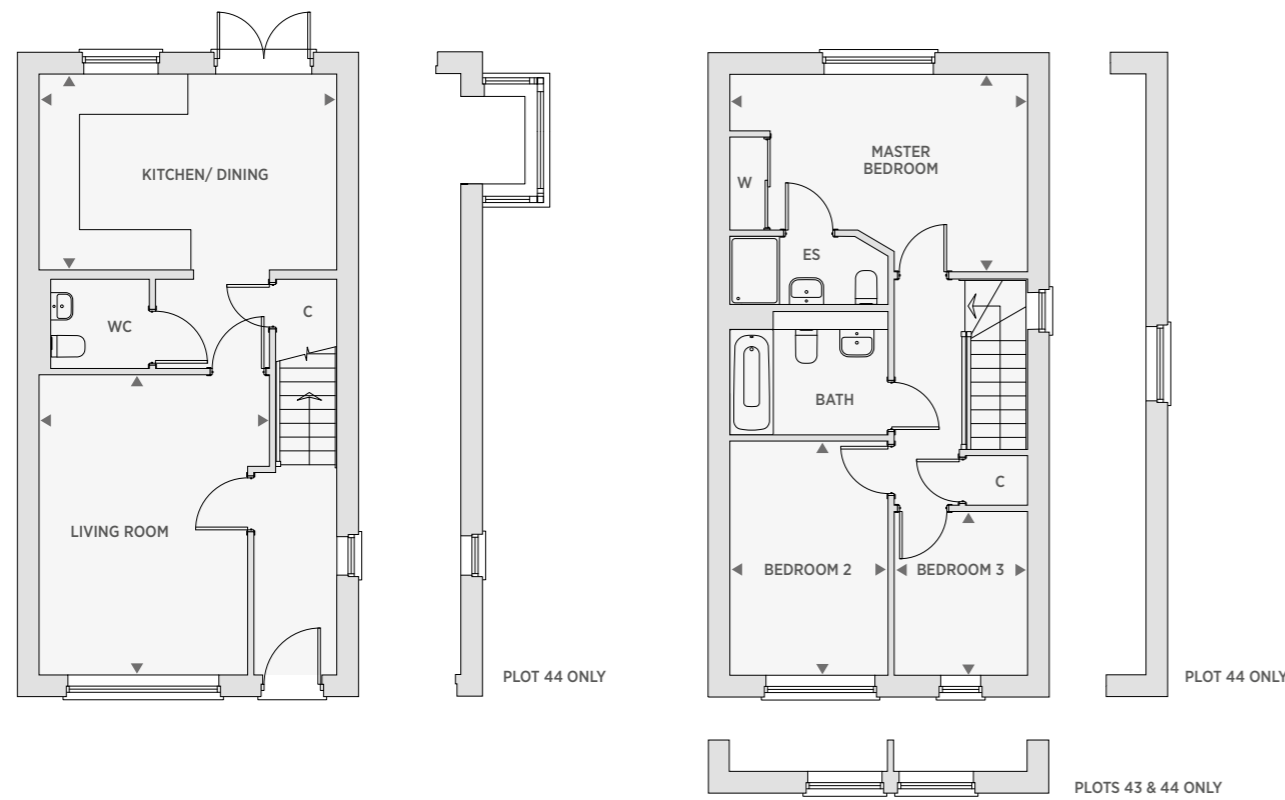
Ground Floor

Kitchen	3.42m x 2.30m	11'3" x 7'7"
Living / Dining	4.63m x 4.60m	15'2" x 15'1"

First Floor

Master Bedroom	4.60m x 3.08m	15'1" x 10'1"
Bedroom 2	4.60m x 2.57m	15'1" x 8'5"

C - Cupboard W - Wardrobe



Plots 7 & 44 shown. Plots 6, 21 & 43 mirrored.

Ground Floor

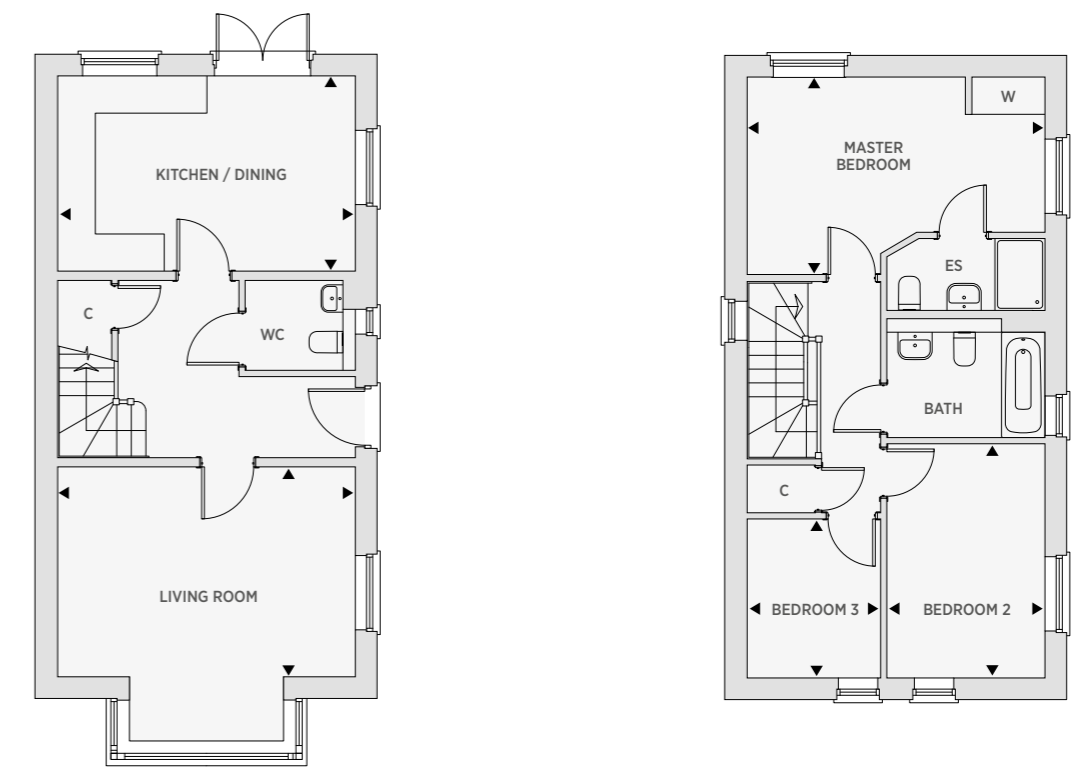
Kitchen / Dining	4.80m x 3.16m	15'9" x 10'4"
Living Room	4.84m x 3.71m	15'11" x 12'2"

First Floor

Master Bedroom	4.80m x 3.18m	15'9" x 10'5"
Bedroom 2	3.77m x 2.25m	12'5" x 8'4"
Bedroom 3	2.64m x 2.15m	8'8" x 7'1"

ES - En suite C - Cupboard W - Wardrobe

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Plot 19 shown. Plots 20 & 45 mirrored.

Ground Floor

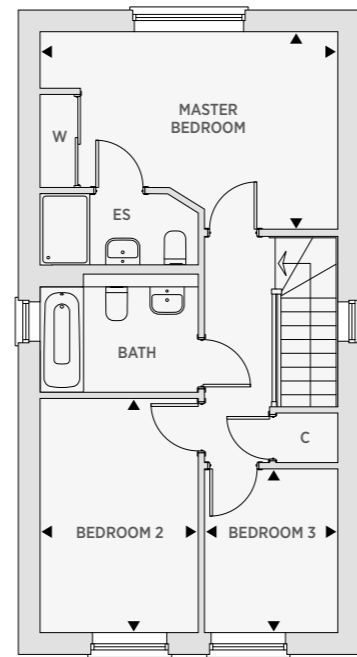
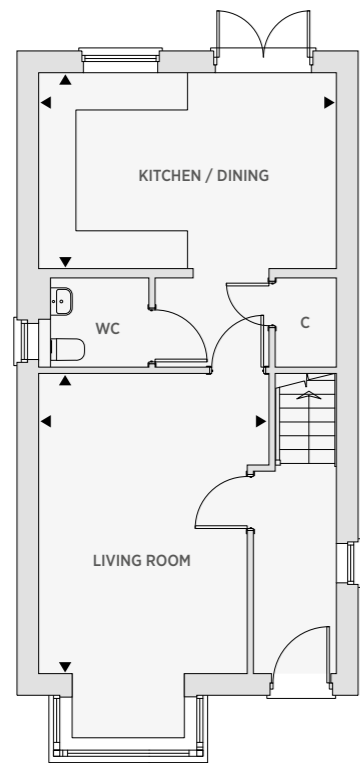
Kitchen / Dining	4.80m x 3.20m	15'9" x 10'6"
Living Room	4.80m x 3.38m	15'9" x 11'1"

First Floor

Master Bedroom	4.80m x 3.20m	15'9" x 10'6"
Bedroom 2	3.76m x 2.55m	12'4" x 8'4"
Bedroom 3	2.57m x 2.15m	8'5" x 7'1"

ES - En suite C - Cupboard W - Wardrobe

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Plot 51 shown. Plot 52 mirrored.

Ground Floor

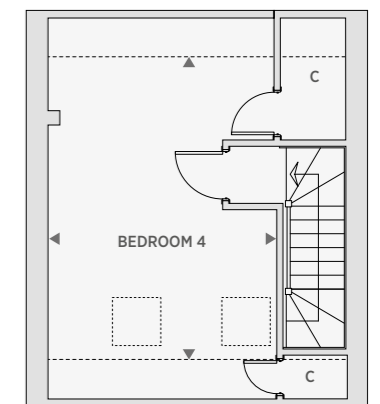
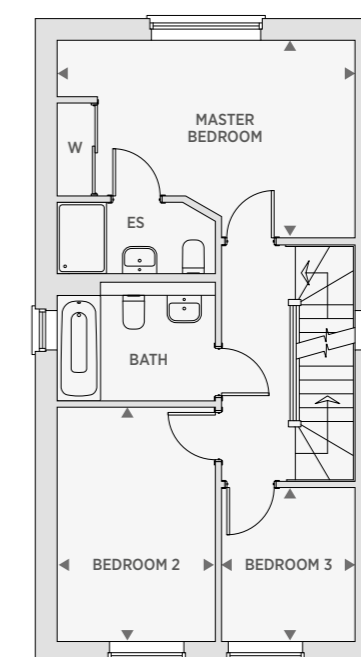
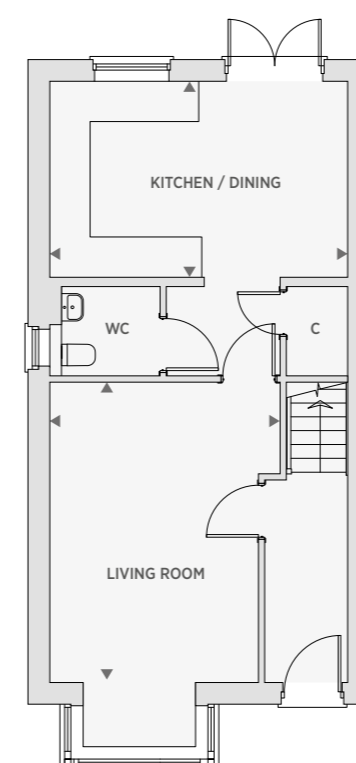
Kitchen / Dining	4.80m x 3.16m	15'9" x 10'4"
Living Room	4.84m x 3.71m	15'11" x 12'2"

First Floor

Master Bedroom	4.80m x 3.18m	15'9" x 10'5"
Bedroom 2	3.77m x 2.55m	12'5" x 8'4"
Bedroom 3	2.64m x 2.15m	8'8" x 7'1"

ES - En suite C - Cupboard W - Wardrobe

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Plots 12 & 14 shown. Plots 13 & 50 mirrored.

Ground Floor

Kitchen / Dining	4.80m x 3.16m	15'9" x 10'4"
Living Room	4.84m x 3.71m	15'11" x 12'2"

First Floor

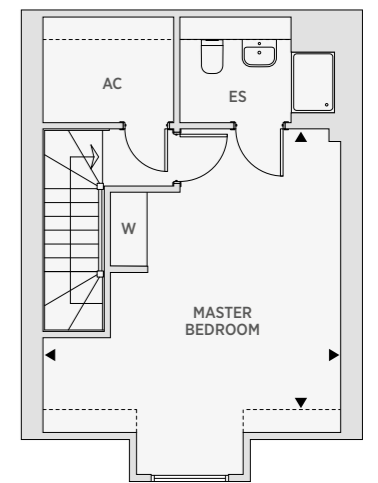
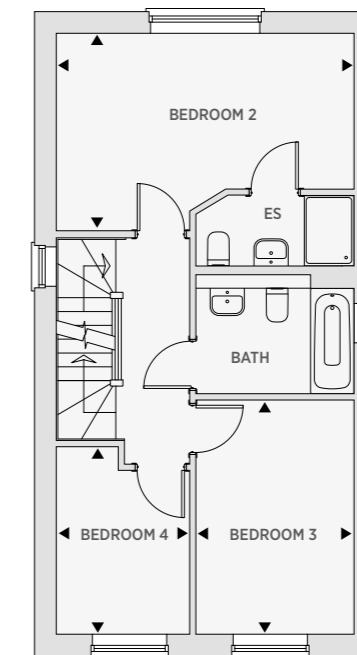
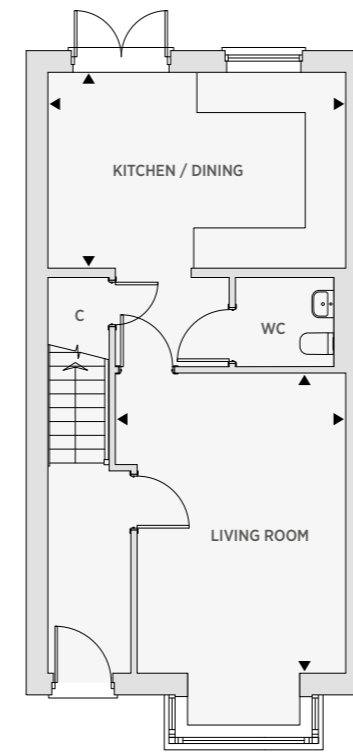
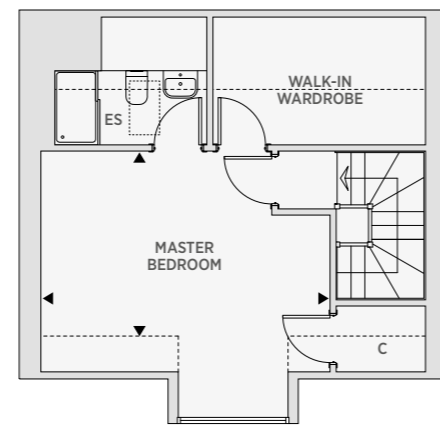
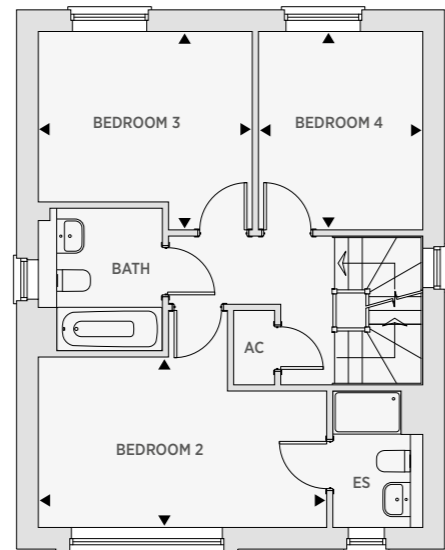
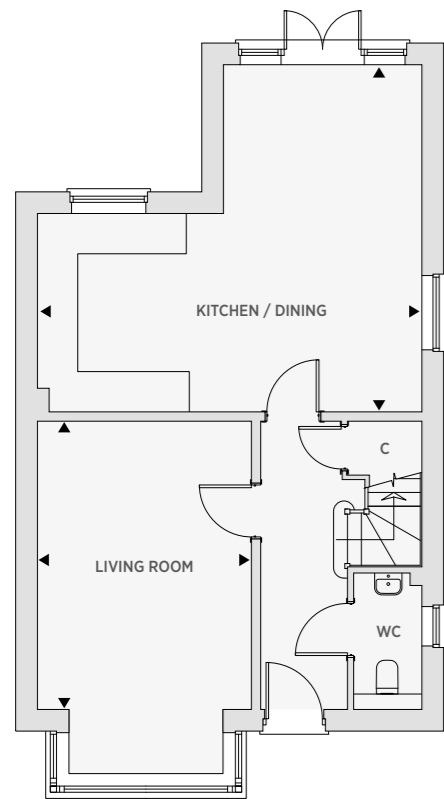
Master Bedroom	4.80m x 3.18m	15'9" x 10'5"
Bedroom 2	3.77m x 2.57m	12'5" x 8'5"
Bedroom 3	2.48m x 2.15m	8'2" x 7'1"

Second Floor

Bedroom 4	4.73m x 3.68m	15'6" x 12'1"
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ES - En suite C - Cupboard W - Wardrobe - - - - Reduced ceiling height □ Velux window

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Plots 15, 17, 46 & 48 shown. Plots 16, 47 & 49 mirrored.

Ground Floor

Kitchen / Dining	6.20m x 5.60m	20'4" x 18'4"
Living Room	4.65m x 3.45m	15'3" x 11'4"

First Floor

Bedroom 2	4.65m x 2.75m	15'3" x 9'0"
Bedroom 3	3.45m x 3.25m	11'3" x 10'8"
Bedroom 4	3.25m x 2.65m	10'8" x 8'8"

Second Floor

Master Bedroom	4.66m x 2.88m	15'3" x 9'5"
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Ground Floor

Kitchen / Dining	4.80m x 3.16m	15'9" x 10'4"
Living Room	4.84m x 3.71m	15'11" x 12'2"

First Floor

Bedroom 2	4.80m x 3.19m	15'9" x 10'5"
Bedroom 3	3.78m x 2.55m	12'5" x 8'4"
Bedroom 4	3.03m x 2.15m	9'11" x 7'1"

Second Floor

Master Bedroom	5.57m x 4.62m	18'3" x 15'1"
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ES - En suite C - Cupboard W - Wardrobe AC - Airing Cupboard - - - - Reduced ceiling height □ - Velux window

ES - En suite C - Cupboard W - Wardrobe AC - Airing Cupboard - - - - Reduced ceiling height



Photograph depicts previous Inland Homes interior and is indicative only

Specification

DESIGNER KITCHENS

- Choice of contemporary handleless kitchen units and slimline laminate worktops with matching splashback from our selected range*
- Bosch integrated fridge and freezer
- Bosch integrated oven, ceramic hob and extractor hood
- 5 zone induction hob and quartz worktops to 4 bedroom houses
- Built-in microwave to 3 and 4 bedroom houses
- Stainless steel one and a half bowl sink with designer tap
- Integrated dishwasher
- Integrated washer/dryer to houses and freestanding washer dryer to apartments
- Contemporary worktop lighting
- Downlights

INTERNAL FEATURES

- Central heating system with radiators to houses
- Thermostatic radiator valves to houses
- Underfloor heating to apartments
- TV, FM and Sky Q points to living room, kitchen/dining room and bedrooms (Sky subject to subscription)
- High speed Hyperoptic broadband**
- Telephone point to living room
- USB charging points
- White ladder style internal doors with stylish chrome handles
- Walls and ceilings finished in white emulsion
- Fitted wardrobes to master bedrooms

BATHROOMS AND EN SUITES

- Stylish white suite with concealed cistern, soft close seat and semi pedestal basin***
- Hansgrohe brassware
- Thermostatically controlled shower mixer to bath with clear glass shower screen
- Thermostatically controlled shower to en suite (where applicable), chrome and clear glass shower cubicle

- Choice of stylish wall tiles by Porcelanosa – full height tiling around bath and to shower cubicle, half height tiling to sanitaryware walls***
- Downlights
- Extractor fan
- Shaver point
- Heated chrome ladder style towel rail

SECURITY

- UPVC double glazed windows with multi locking point handles
- Front door fitted with mortice deadlock
- Mains operated smoke detectors, heat detectors and carbon monoxide detectors with battery back up

EXTERIOR FINISH (TO HOUSES)

- Patio
- Turf to rear garden
- External tap
- Outside light to front and rear
- Outside power point

COMMUNAL / EXTERIOR FEATURES (TO APARTMENTS)

- Video entryphone
- Acoustic glass to specified locations†
- Landscaped communal grounds
- Outside light to main entrance

PARKING

Each plot will benefit from either a garage or allocated parking spaces. Please ask our Sales Advisor for details.

INFLUENCE THE FINISH OF YOUR NEW HOME

Subject to the stage of construction, choose from a range of optional extras. Please ask our Sales Advisor for details.

LABC WARRANTY

A 10 year LABC warranty provides complete peace of mind

*Subject to stage of construction

**Subject to subscription

***Subject to bathroom design which may vary from that shown

†Subject to orientation

Inland Homes Bringing land to life

Incorporated in the UK in 2005, Inland Homes plc is an AIM listed specialist house builder and brownfield developer, dedicated to achieving excellence in sustainability and design.

As socially responsible housebuilders, our ethos is to deliver high-quality homes which suit today's lifestyle and enhance the environment in which people live.

We are committed to extensive public and community consultation in order to ensure that, where possible, local community needs and objectives are met.

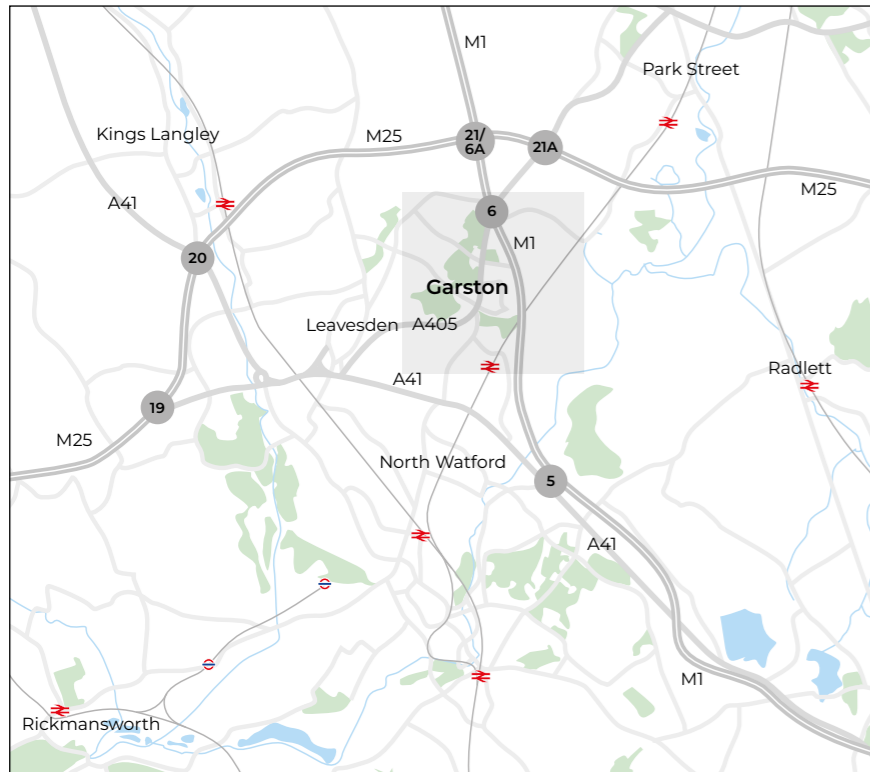
Our highly experienced team provide solutions to a variety of difficult and sensitive land situations. We create vibrant communities in which to live and work, benefitting not just those who reside there but the wider community too.

Inland's aim is to create sustainable communities and homes which set a benchmark for all future developments.

For further information please visit the Inland Homes website at www.inlandhomes.co.uk



Photographs depict previous Inland Homes developments



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